

**Jose Rivera**

---

**From:** Thomas, William [William.Thomas@hud.gov]  
**Sent:** Monday, August 03, 2009 1:54 PM  
**To:** Jose Rivera  
**Subject:** ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium  
**Attachments:** 8-3-09 Close Out Hunter View.PDF; 8-3-03 Close Out One Hunters.PDF

Jose M Rivera, Esquire, Partner  
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email: [jrivera@dagll.com](mailto:jrivera@dagll.com)

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Lederman Abrahams & Lederman, LLP  
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Tele: 516 541-8900  
Fax: 516 541-9232  
516-551-0446  
email: [ledermanb@verizon.net](mailto:ledermanb@verizon.net)

Attached are the close out letters

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
Room 9154  
451 7th Street SW  
Washington DC 20410  
Phone: 202-402-3006  
Fax: 202-708-4559

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8/14/2009

HP000500

*opinion as described under 24 CFR §1710-17 and does not provide any additional protection as that which may be afforded if an official advisory opinion was obtained.*

8/14/2009

HP000501



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410-8000

OFFICE OF HOUSING

August 03, 2009

Jose M. Rivera, Esquire  
D'Agostino, Levine & Landesman, L.L.P.  
345 Seventh Avenue, 23rd Floor  
New York NY 10001

Subject: ILS-32438; Borden East River Realty LLC and Simone Development  
Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133

Dear Mr. Rivera:

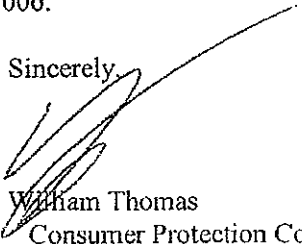
The purpose of this letter is to inform you that HUD has closed its investigation into Borden East River Realty LLC and Simone Development Company LLC's alleged violation of the Interstate Land Sales Full Disclosure Act (the "Act"), 15 U.S.C. §1701 *et seq.*

According to the April 2, 2009 material presented to HUD by you in response to the Department's March 6, 2009 jurisdictional questionnaire and the additional information and material presented in your request for an Advisory Opinion regarding the sales within the One Hunters Point Condominium and the requirements for registration, the Department has determined that the subdivision was exempt from the need for registration.

As set forth within the Advisory Opinion dated July 17, 2009, based on the facts cited in the comprehensive statement, the representations of counsel for the Developer as outlined within the Advisory Opinion and the affirmation from the Developer, the Department found that the sale of the first 98 residential units within the One Hunters Point and Hunters View Condominium projects were exempt under the 100 Lot Exemption and the remaining 58 Residential Units in One Hunters Point and the Forty-eight (48) Residential Units in Hunters View will be exempt under the Improved Lot Exemption.

The Department reserves the right to re-open its investigation. Thank you for your cooperation. If there are any questions, please contact Consumer Protection Compliance Specialist William J. Thomas at (202) 402-3006.

Sincerely,



William Thomas  
Consumer Protection Compliance Specialist  
Office of RESPA and  
Interstate Land Sales



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410-8000

OFFICE OF HOUSING

August 03, 2009

Jose M Rivera, Esquire  
D'Agostino, Levine & Landesman, L.L.P.  
345 Seventh Avenue, 23rd Floor  
New York NY 10001

Subject: ILS-32439; 11/49 Realty LLC and Simone Development Company LLC;  
Hunters View Condominium; I-09-097

Dear Mr. Rivera:

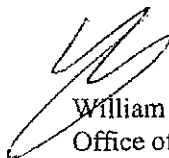
The purpose of this letter is to inform you that HUD has closed its investigation into 11/49 Realty LLC and Simone Development Company LLC's alleged violation of the Interstate Land Sales Full Disclosure Act (the "Act"), 15 U.S.C. §1701 *et seq.*

According to the April 2, 2009 material presented to HUD by you in response to the Department's March 6, 2009 jurisdictional questionnaire and the additional information and material presented in your request for an Advisory Opinion regarding the sales within the Hunters View Condominium and the requirements for registration, the Department has determined that the subdivision was exempt from the need for registration.

As set forth within the Advisory Opinion dated July 17, 2009, based on the facts cited in the comprehensive statement, the representations of counsel for the Developer as outlined within the Advisory Opinion and the affirmation from the Developer, the Department found that the sale of the first 98 residential units within the One Hunters Point and Hunters View Condominium projects were exempt under the 100 Lot Exemption and the remaining 58 Residential Units in One Hunters Point and the Forty-eight (48) Residential Units in Hunters View will be exempt under the Improved Lot Exemption.

The Department reserves the right to re-open its investigation. Thank you for your cooperation. If there are any questions, please contact Consumer Protection Compliance Specialist William J. Thomas at (202) 402-3006.

Sincerely,

A handwritten signature in black ink, appearing to be 'WJ Thomas', written over the printed name.

William Thomas  
Office of RESPA and  
Interstate Land Sales

**Jose Rivera**

---

**From:** Jose Rivera  
**Sent:** Monday, August 03, 2009 2:03 PM  
**To:** 'Thomas, William'  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Thanks Bill.

Typically how long before the website is updated?

Best regards,  
Jose

 cid:image002.jpg@01C91CC7.5F57A9A0

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Attached are the close out letters

Best regards,

*William J. Thomas*

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Consumer Protection Compliance Specialist  
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Did you check it?

Best regards,

*William J. Thomas*

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**From:** Jose Rivera [mailto:jrivera@dagll.com]  
**Sent:** Monday, August 03, 2009 2:03 PM  
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Thanks Bill.

Typically how long before the website is updated?

Best regards,  
Jose

8/14/2009

HP000508

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8/14/2009

HP000509

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516-551-0446  
email: [ledermanb@verizon.net](mailto:ledermanb@verizon.net)

Attached are the close out letters

Best regards,

*William J. Thomas*

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**From:** Jose Rivera  
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**To:** 'Thomas, William'  
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I just did.

Best regards,  
Jose

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Jose M. Rivera, Esq., Partner  
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**From:** Thomas, William [<mailto:William.Thomas@hud.gov>]  
**Sent:** Monday, August 03, 2009 2:01 PM

8/13/2009

HP000511

**To:** Jose Rivera

**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Did you check it?

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
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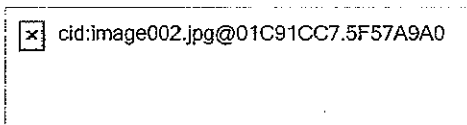
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Thanks Bill.

Typically how long before the website is updated?

Best regards,  
Jose



8/13/2009

HP000512

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
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New York, New York 10001  
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Attached are the close out letters

Best regards,

*William J. Thomas*

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**Jose Rivera**

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**Sent:** Monday, August 03, 2009 2:08 PM  
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I was told immediately.

The person who knows is out but I will check when he returns later.

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
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I just did.

Best regards,  
Jose

8/14/2009

HP000515



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*William J. Thomas*

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---

**From:** Jose Rivera [mailto:jrivera@dagll.com]

**Sent:** Monday, August 03, 2009 2:03 PM

**To:** Thomas, William

**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Thanks Bill.

Typically how long before the website is updated?

Best regards,  
Jose

 cid:image002.jpg@01C91CC7.5F57A9A0

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
345 Seventh Avenue  
23rd Floor  
New York, New York 10001  
email: [jrivera@dagll.com](mailto:jrivera@dagll.com)  
(212) 564-9800 Ext. 414 Fax (212) 564-9802

Website: [www.dagll.com](http://www.dagll.com)

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---

**From:** Thomas, William [mailto:William.Thomas@hud.gov]  
**Sent:** Monday, August 03, 2009 1:54 PM  
**To:** Jose Rivera  
**Subject:** ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Jose M Rivera, Esquire, Partner  
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Bruce H. Lederman, Esq.  
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Tele: 516 541-8900  
Fax: 516 541-9232  
516-551-0446  
email: [ledermanb@verizon.net](mailto:ledermanb@verizon.net)

Attached are the close out letters

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
Room 9154  
451 7th Street SW  
Washington DC 20410  
Phone: 202-402-3006  
Fax: 202-708-4559

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**Jose Rivera**

---

**From:** Jose Rivera  
**Sent:** Monday, August 03, 2009 2:12 PM  
**To:** 'Thomas, William'  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Please advise Thanks.

I just check again.

Best regards,  
Jose

 cid:image002.jpg@01C91CC7.5F57A9A0

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
345 Seventh Avenue  
23rd Floor  
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8/13/2009

HP000520

**From:** Thomas, William [mailto:William.Thomas@hud.gov]  
**Sent:** Monday, August 03, 2009 2:08 PM  
**To:** Jose Rivera  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

I was told immediately.

The person who knows is out but I will check when he returns later.

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
Room 9154  
451 7th Street SW  
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---

**From:** Jose Rivera [mailto:jrivera@dagil.com]  
**Sent:** Monday, August 03, 2009 2:05 PM  
**To:** Thomas, William  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

I just did.

Best regards,  
Jose

 cid:image002.jpg@01C91CC7.5F57A9A0

8/13/2009

HP000521

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
345 Seventh Avenue  
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(212) 564-9800 Ext. 414 Fax (212) 564-9802  
Website: [www.dagll.com](http://www.dagll.com)

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---

**From:** Thomas, William [<mailto:William.Thomas@hud.gov>]  
**Sent:** Monday, August 03, 2009 2:01 PM  
**To:** Jose Rivera  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Did you check it?

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
Room 9154  
451 7th Street SW  
Washington DC 20410  
Phone: 202-402-3006  
Fax: 202-708-4559

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**From:** Jose Rivera [mailto:jrivera@dagll.com]

**Sent:** Monday, August 03, 2009 2:03 PM

**To:** Thomas, William

**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Thanks Bill.

Typically how long before the website is updated?

Best regards,  
Jose

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**From:** Thomas, William [mailto:William.Thomas@hud.gov]

**Sent:** Monday, August 03, 2009 1:54 PM

**To:** Jose Rivera

**Subject:** ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Jose M Rivera, Esquire, Partner  
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Fax: 516 541-9232  
516-551-0446  
email: [ledermanb@verizon.net](mailto:ledermanb@verizon.net)

Attached are the close out letters

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
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**Jose Rivera**

---

**From:** Thomas, William [William.Thomas@hud.gov]  
**Sent:** Monday, August 03, 2009 3:17 PM  
**To:** Jose Rivera  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Should Update after midnight

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
Room 9154  
451 7th Street SW  
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**From:** Jose Rivera [mailto:jrivera@dagll.com]  
**Sent:** Monday, August 03, 2009 2:12 PM  
**To:** Thomas, William  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Please advise Thanks.

I just check again.

Best regards,  
Jose

8/14/2009

HP000526

 cid:image002.jpg@01C91CC7.5F57A9A0

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
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I was told immediately.

The person who knows is out but I will check when he returns later.

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
Department of Housing and Urban Development  
Room 9154

8/14/2009

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Washington DC 20410  
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Fax: 202-708-4559

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**From:** Jose Rivera [mailto:jrivera@dagll.com]

**Sent:** Monday, August 03, 2009 2:05 PM

**To:** Thomas, William

**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

I just did.

Best regards,  
Jose

 cid:image002.jpg@01C91CC7.5F57A9A0

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
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**From:** Thomas, William [mailto:William.Thomas@hud.gov]  
**Sent:** Monday, August 03, 2009 2:01 PM  
**To:** Jose Rivera  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Did you check it?

Best regards,

*William J. Thomas*

William J. Thomas, MBA, Certified Paralegal  
Consumer Protection Compliance Specialist  
Office of RESPA/Interstate Land Sales  
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**From:** Jose Rivera [mailto:jrivera@dagll.com]  
**Sent:** Monday, August 03, 2009 2:03 PM  
**To:** Thomas, William  
**Subject:** RE: ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

Thanks Bill.

Typically how long before the website is updated?

8/14/2009

HP000529

Best regards,  
Jose

 cid:image002.jpg@01C91CC7.5F57A9A0

Jose M. Rivera, Esq., Partner  
D'Agostino, Levine & Landesman, L.L.P.  
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**From:** Thomas, William [mailto:William.Thomas@hud.gov]

**Sent:** Monday, August 03, 2009 1:54 PM

**To:** Jose Rivera

**Subject:** ILS-32438; Borden East River Realty LLC and Simone Development Company LLC; One Hunters Point Condominium; I-09-096; I-09-113; and I-09-133 and ILS-32439; 11/49 Realty LLC and Simone Development Company LLC; Hunters View Condominium

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8/14/2009

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email: [jrivera@dagll.com](mailto:jrivera@dagll.com)

Bruce H. Lederman, Esq.  
Lederman Abrahams & Lederman, LLP  
567 Broadway  
Massapequa, NY 11758  
Tele: 516 541-8900  
Fax: 516 541-9232  
516-551-0446  
email: [ledermanb@verizon.net](mailto:ledermanb@verizon.net)

Attached are the close out letters

Best regards,

*William J. Thomas*

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Consumer Protection Compliance Specialist  
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